

## LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for June 7, 2006 PLANNING COMMISSION MEETING

**PROJECT #:** Change of Zone No. 06033

**PROPOSAL:** From AG Agricultural to R-3 Residential

**LOCATION:** S. 27<sup>th</sup> Street and Whispering Wind Boulevard

**LAND AREA:** 45.9 acres

**CONCLUSION:** A final plat for 113 lots in association with this change of zone. Both this change of zone and the final plat are consistent with the Wilderness Hills 1<sup>st</sup> Addition Preliminary Plat #06004. This request complies with the Comprehensive Plan and is appropriate for this location.

<b>RECOMMENDATION:</b>
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Approval

### **GENERAL INFORMATION:**

#### **LEGAL DESCRIPTION:**

A tract of land composed of a portion of Lot 49 I.T., all of Lot 2 King's Addition, and a portion of the SE1/4 of the SW1/4 all located in the SW 1/4 of 30-9-7 of the 6<sup>th</sup> P.M., City of Lincoln, Lancaster County, Nebraska, more particularly described in the legal description attached.

#### **EXISTING LAND USE:**

Undeveloped.

#### **SURROUNDING LAND USE AND ZONING:**

North:	Developing Residential	R-3
South:	Residential/Undeveloped	AG
East:	Undeveloped	AG
West:	Residential	R-3

#### **ASSOCIATED APPLICATIONS:**

PP#06004 Wilderness Hills 1<sup>st</sup> Addition. This change of zone is applicable to a small portion of the preliminary plat and is submitted for review concurrently.

FPPL#06042 Wilderness Hills 1<sup>st</sup> Addition. A final plat that covers the same area as this change of zone application submitted for concurrent review, however it can not be approved until PP#06004 is approved by Planning Commission.

**HISTORY:**

- May 11, 2006 PP#06004 Wilderness Hills 1<sup>st</sup> Addition submitted to Planning Department.
- May 9, 2006 CZ#06033 Wilderness Hills, 1<sup>st</sup> Addition submitted to Planning Department.
- May 9, 2006 FPPL#06042 Wilderness Hills 1<sup>st</sup> Addition submitted to Planning Department.
- April 17, 2006 AN#05016 was approved by City Council with Ordinance #18711 resulting in the annexation of this area into the City of Lincoln.

**COMPREHENSIVE PLAN SPECIFICATIONS:**

- F-25** The 2025 Lincoln City/Lancaster County Comprehensive Plan designates this area as Urban Residential land use.
- F-27** **Urban Residential:** Multifamily and single family residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre.
- F-17** Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods, and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods.
- F-31** This site is within Tier 1, Priority Area A. That area within Priority Area A is designated to receive city services within the next 12 years.

**TRAFFIC ANALYSIS:**

This site is planned as an initial phase of the Wilderness Hills 1<sup>st</sup> Addition preliminary plat. This area will have full access to S. 27<sup>th</sup> Street via Stonybrook Drive and Whispering Wind Boulevard. According to the associated preliminary plat, eventually this area will have an additional access to Rokeby Road via S. 29<sup>th</sup> Street and will have numerous additional routes connecting it to the remainder of the planned neighborhood to the east and north.

**PUBLIC SERVICE:**

The Lincoln Fire Department indicated that they find the application acceptable, but noted that limited facilities in the area may cause greater response times as development continues.

**ANALYSIS:**

1. This is a request for a change of zone from AG Agricultural to R-3 Residential for an area approximately 45.9 acres in size on land generally located on the east side of S. 27<sup>th</sup> Street between Whispering Wind Boulevard and Rokeby Road.

2. Associated with this request, the applicant has submitted a final plat for this area consisting of 109 residential lots and 4 outlots.
3. This area is shown within the boundary of Preliminary Plat #06004 currently under review, scheduled for consideration by the Planning Commission on the same agenda as this project. This change of zone will permit residential uses and the accompanying final plat provides a lot and street layout in agreement with the preliminary plat.
4. This area was previously annexed into the City of Lincoln when AN#05016 for Southwood Lutheran Church was approved.
5. Public Works & Utilities has no objections to this change of zone provided that the preliminary plat review does not identify problems related to this request. Provided the preliminary plat is approved, this request is appropriate and is consistent with the plat and the Comprehensive Plan.
6. This request is consistent with the Future Land Use Plan which designates this area as Urban Residential.

Prepared by:

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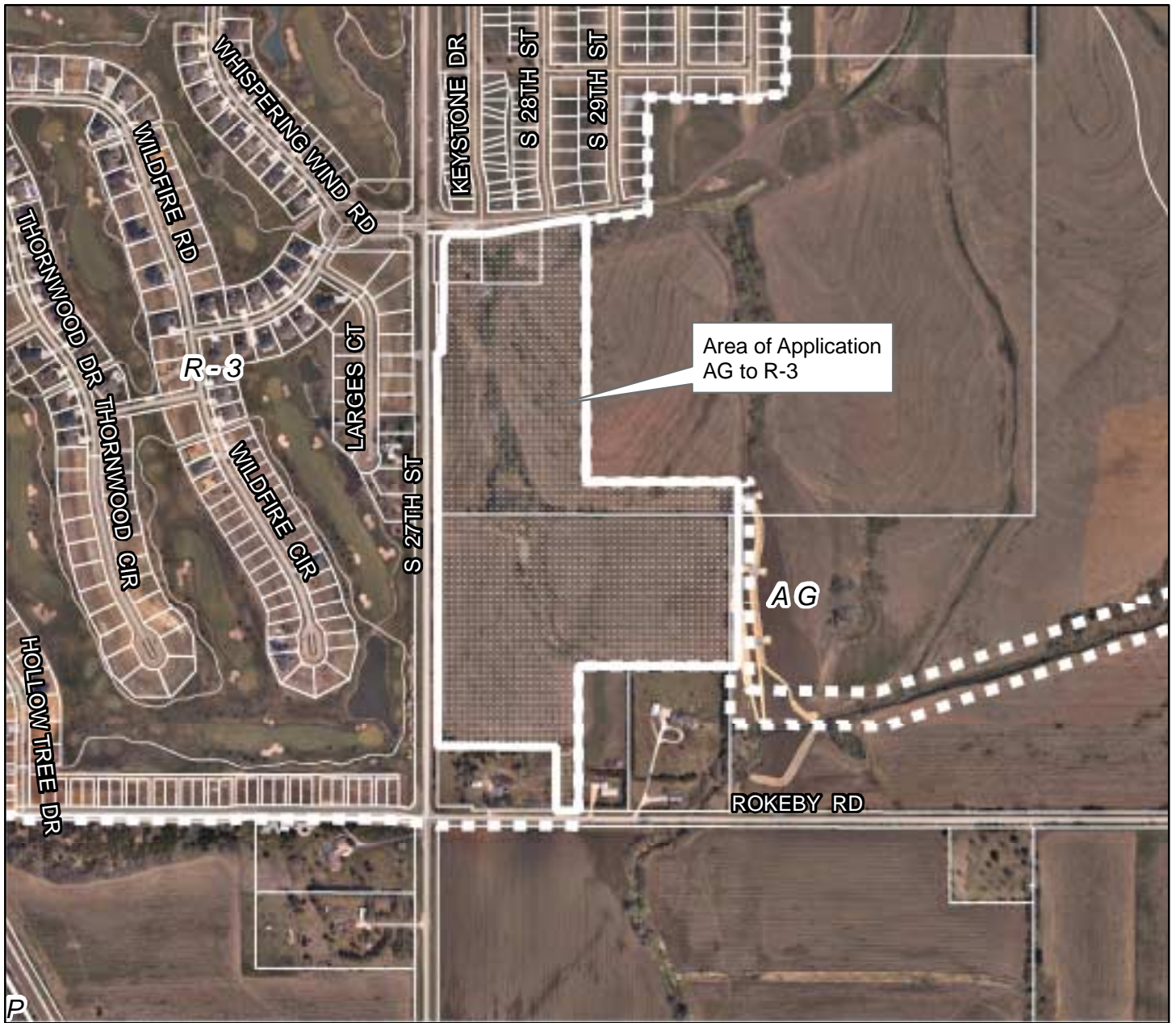
Joe Rexwinkle                  Planner  
441-6373                      (jrexwinkle@lincoln.ne.gov)

**DATE:**                      May 25, 2006

**APPLICANT:**              Engineering Design Consultants  
2200 Fletcher Avenue  
Lincoln, NE 68504

**OWNER:**                      Lincoln Federal Bankcorp, Inc.  
1101 N Street  
Lincoln, NE 68508

**CONTACT:**                  Brandon Garrett  
2200 Fletcher Avenue  
Suite 102  
Lincoln, NE 68508



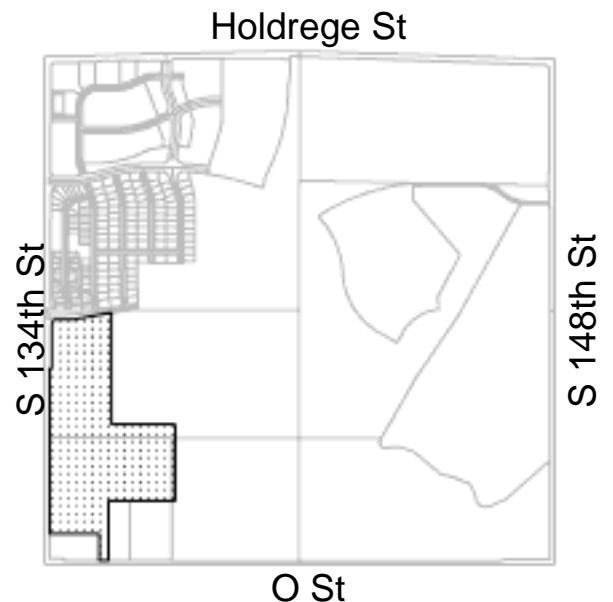
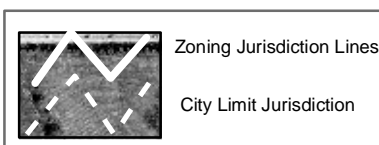
# **Change of Zone #06033** **S 27th St & Rokeby Rd**

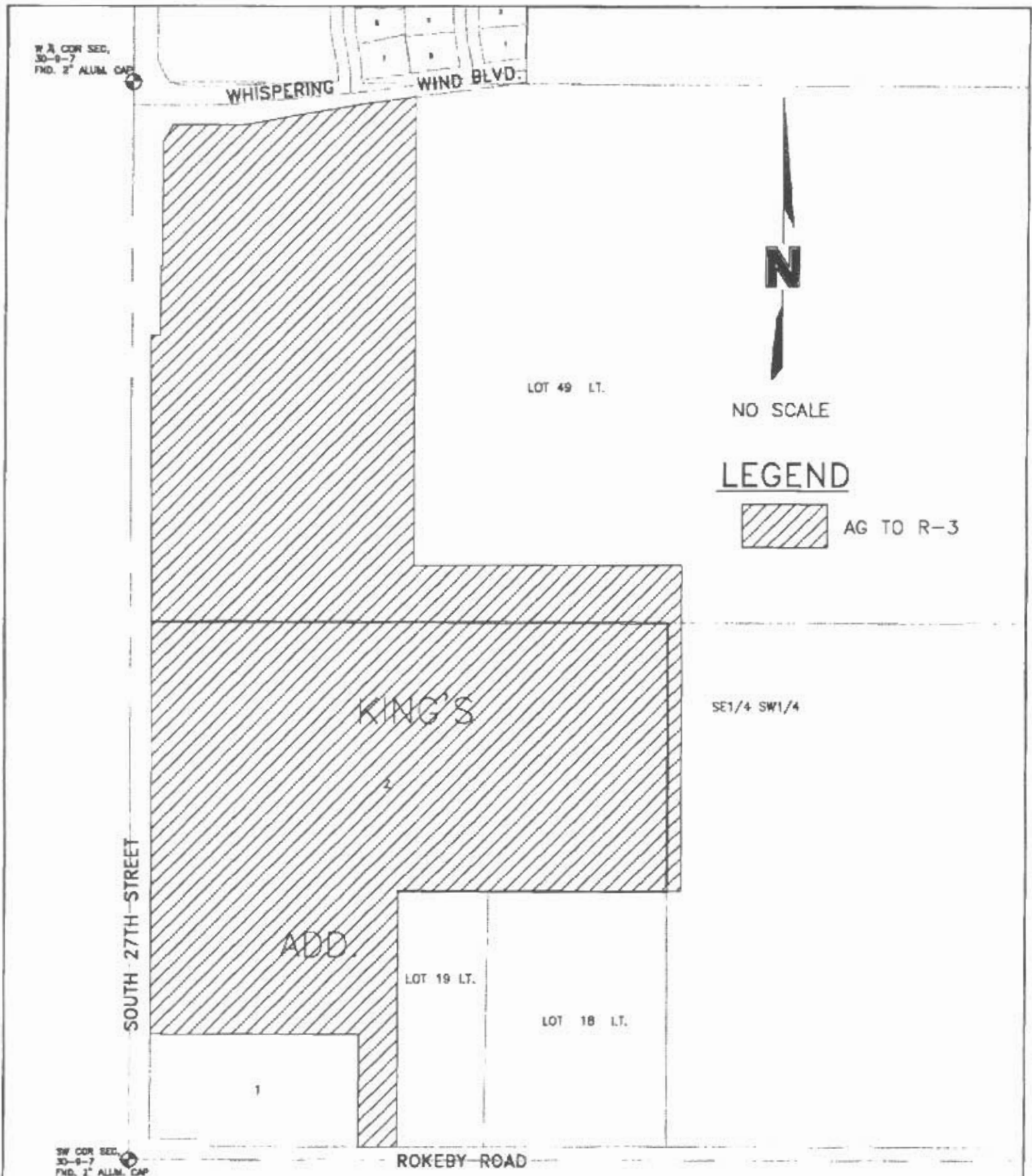
2005 aerial

## **Zoning:**

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
 Sec. 30 T09N R07E







A TRACT OF LAND COMPOSED OF A PORTION OF LOT 49 IRREGULAR TRACT AND A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND ALL OF LOT 2, KING'S ADDITION, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, KING'S ADDITION, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 27TH STREET; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH 27TH STREET FOR THE FOLLOWING DESCRIBED COURSES, N00°00'11"W, A DISTANCE OF 330.05 FEET; THENCE N00°36'26"W, A DISTANCE OF 373.71 FEET; THENCE N89°59'13"E, A DISTANCE OF 24.20 FEET; THENCE N00°00'54"W, A DISTANCE OF 167.91 FEET; THENCE S89°49'09"E, A DISTANCE OF 5.00 FEET; THENCE N00°00'54"W, A DISTANCE OF 303.72 FEET; THENCE N28°25'25"E, A DISTANCE OF 42.00 FEET; THENCE N00°00'47"W, A DISTANCE OF 4.05 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WHISPERING WIND BOULEVARD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF WHISPERING WIND BOULEVARD FOR THE FOLLOWING DESCRIBED COURSES, S89°57'32"E, A DISTANCE OF 174.97 FEET; THENCE N80°07'47"E, A DISTANCE OF 303.80 FEET; THENCE N81°58'32"E, A DISTANCE OF 127.14 FEET; THENCE S00°02'02"W, A DISTANCE OF 1,147.73 FEET; THENCE S89°57'58"E, A DISTANCE OF 659.00 FEET; THENCE S00°02'02"W, A DISTANCE OF 803.33 FEET; THENCE N89°49'06"W, A DISTANCE OF 473.46 FEET; THENCE N89°46'02"W, A DISTANCE OF 220.04 FEET; THENCE S00°03'38"E, A DISTANCE OF 628.26 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ROKEBY ROAD; THENCE N89°46'17"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF ROKEBY ROAD, A DISTANCE OF 96.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, KING'S ADDITION; THENCE N00°02'08"W ALONG THE EAST LINE OF SAID LOT 1, KING'S ADDITION, A DISTANCE OF 276.78 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, KING'S ADDITION; THENCE N89°46'51"W ALONG THE NORTH LINE OF SAID LOT 1, KING'S ADDITION, A DISTANCE OF 513.87 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 27TH STREET SAID POINT ALSO BEING ON THE WEST LINE OF SAID LOT 2, KING'S ADDITION; THENCE N00°00'50"W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1,012.13 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS AN AREA OF 1,984,062 SQUARE FEET OR 45.55 ACRES, MORE OR LESS.



**WILDERNESS HILLS 1ST ADDITION**  
**CHANGE OF ZONE AG TO R-3**  
**LINCOLN, NEBRASKA**

Drawn By: NLP  
Dwg.: COZ  
Date: 05/24/06  
Job#: 05-012

**SHEET**  
**2 OF 2**